



FOR SALE
56 Doseil Drive, Grange Heights, Douglas, Cork
T12 XRC5



We are delighted to bring to the market this charming four bedroomed semi-detached family home just off Grange Road (R851). The property boasts a large private rear garden with open plan front garden with tarmacadam's driveway for off street parking.

No. 56 is a bright and spacious family home with well portioned rooms. Whilst the property is dated and would need modernisation, it will qualify for grants for upgrading the property. For further information on these grants, see SEAI.ie

The property has an east west aspect which gives the benefit of morning and afternoon light throughout the house.

Conveniently situated in a quiet mature estate within close proximity of all amenities including Douglas village

Viewing comes highly recommended.

ACCOMMODATION

Entrance hall: 9ft 1 x 15ft 1

Large spacious entrance hall with solid teak door with side glass panel. Laminated timber flooring. Radiator. Dado rail. Stairs to first floor. Guest toilet off the hallway.

Guest toilet: 6ft 9 x 3ft 3

Laminated flooring. Window. Toilet and wash hand basin.

Family room: 25ft 2 x 11ft 5

Carpet. Window. Sliding patio door to rear garden. Dado rail, cornicing and centre rose piece. Open archway to dining room.

Dining Room 15ft 6 x 15ft 2

Carpet. Large window overlooking front garden. Radiator. Dado rail, cornicing and centre rose piece. Built in unit with open shelving.

Kitchen/breakfast room 12ft 3 x 15ft 6

Vinyl floor covering. Fully fitted oak kitchen with wall and floor unit. Plumbed for washing machine. Stainless steel sink with hot and cold. Extractor fan. Radiator. Large window overlooking rear garden. Door to rear garden. Door to garage which is ideal for conversion if desired.

Garage: 12ft 3 x 13ft 8

Concrete floor. Up and over aluminium door to front driveway.

Upstairs:

Spacious landing carpeted. Hot press with dual immersion. Access to the attic.

Bedroom 1: 10ft 10 x 13ft 4

Carpet. Radiator. Window. Built in mirrored slide robes.

Bedroom 2: 13ft 5 x 8ft 10

Carpet. Radiator. Large window overlooking rear garden. Built in wardrobe.

Bedroom 3: 8ft x 10ft 1

Carpet. Radiator. Window. Built in wardrobe.

Bedroom 4: 11ft 2 x 10ft 5

Carpet. Radiator. Window. Built in wardrobe. Fitted bed unit.

Bathroom: 7ft 8 x 9ft 9

Vinyl floor covering. Radiator. Window. Bath, toilet and wash hand basin. Shower unit with fitted electric shower.

Room over kitchen/garage 11ft x 17ft 2

This is a large room presently being used for storage but is ideal for conversion to a fifth bedroom or home office.

OUTSIDE:

Fully closed in rear garden with large patio area. Garden shed housing the oil-fired central heating system.

SERVICES

- Mains water
- Mains sewage
- Oil fired central heating.

FEATURES

- Spacious bright home.
- Excellent potential for further development.
- Off street parking.
- Double Glazed PVC windows and doors.
- BER D1

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



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